Registered No. HSE-49/2016

RIGHT TO INFORMATION

ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.530 AMARAVATI, WEDNESDAY, AUGUST 13, 2025 **G.434**

NOTIFICATIONS BY GOVERNMENT

--x--

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

PROPOSAL FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI-PUBLIC LAND USE TO COMMERCIAL LAND USE – SY.NO.377 OF WALTAIR WARD, VISAKHAPATNAM, VISAKHAPATNAM DISTRICT FOR AN EXTENT OF 618.11 SQ.MTS – APPLIED BY SRI MARUPUDI GANGADHARA RAO – PROPOSAL SUBMITTED - DRAFT VARIATION – CONFIRMATION - ORDERS – ISSUED.

[G.O.Ms.No.158, Municipal Administration & Urban Development (M) Department, 13th August, 2025]

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is proposed in exercise of the powers conferred by section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published as required by sub-section(4) of the said section.

VARIATION

The Plot No.9 lies in T.P.No.70/52 covered in T.Sy.No.377, Block No.22 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of 618.00Sq.Mts. The boundaries which are given in the schedule below which was earmarked for Public & Semi-public (PSP) Use Zone in Master Plan of VMRDA was Sanctioned in G.O.Ms.No.136 MA&UD Dept., dated 08.11.2021 is now designated for Commercial use zone which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2. The applicant shall obtain building permission from the competent authority i.e., GVMC, Visakhapatnam duly following the norms of CRZ.

3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

5. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : EXISTING EASWAR SAI LALITHA APARTMENT IN PLOT NO.2

East : EXISTING SURYA RESIDENCY IN PLOT NO.8

South : EXISTING 40'- 0" ROAD

West : EXISTING VANTAGE APARTMENT IN PLOT NO.10.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT